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Hamilton Facts & Figures

PLANNING AND DEVELOPMENT DEPARTMENT

October, 1995 UPDATE



This brochure provides a brief summary of demographic and housing characteristics, building, employment and economic trends for the City of Hamilton. For further information on this data or other information on the City of Hamilton, please call the Planning and Development Department at (905) 546-4221.

POPULATION TRENDS AND CHARACTERISTICS

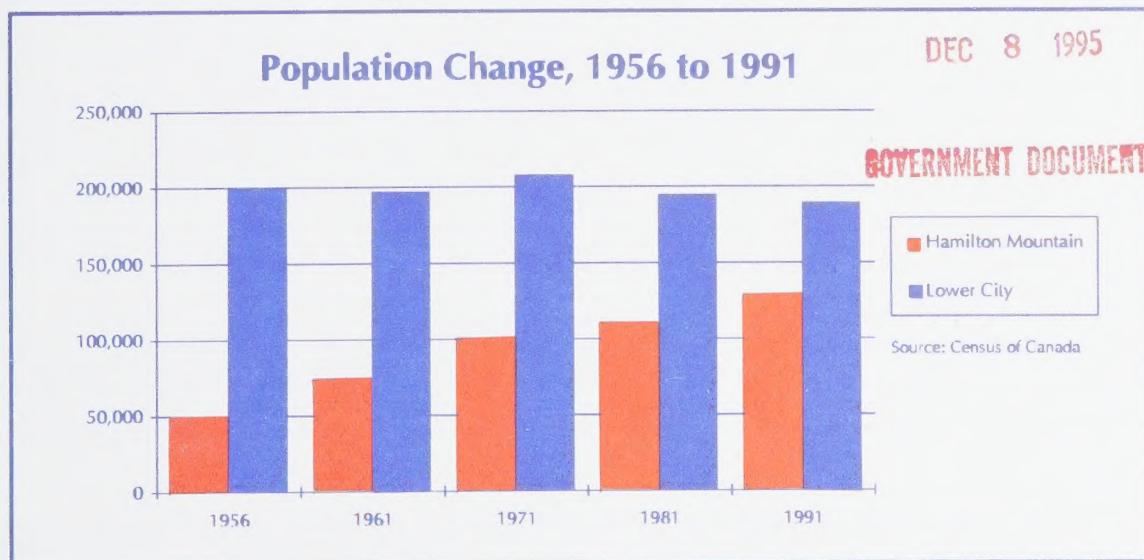
Historical Population Growth



Year	Hamilton Mountain	Lower City	Total Hamilton	Total Ontario
1956	50,877	200,037	250,914	5,404,933
1961	75,302	196,689	271,991	6,236,092
1966	94,494	203,267	297,761	6,960,870
1971	101,600	207,580	309,180	7,703,105
1976	109,960	202,045	312,005	8,264,465
1981	111,945	194,540	306,485	8,625,107
1986	116,740	190,000	306,740	9,101,695
1991	131,280	187,220	318,500	10,084,885

Source: Census of Canada

URBAN MUNICIPAL



As illustrated above, the Hamilton Mountain has grown rapidly since the late 1950's. The population in the Lower City has been relatively stable since 1971. The overall population of Hamilton increased by 11,765 (3.8 percent) over the period 1986-1991. This translates to an average annual increase of approximately 2,350 residents.



Age Cohort	HAMILTON MOUNTAIN				LOWER CITY				CITY OF HAMILTON			
	1985	1988	1991	1994	1985	1988	1991	1994	1985	1988	1991	1994
0-14	22,511	22,073	25,997	26,928	32,426	28,311	30,586	30,759	54,937	50,384	56,583	57,687
15-24	19,967	18,255	17,378	16,935	35,104	27,518	27,336	24,218	55,071	45,773	44,714	41,153
25-34	18,077	21,060	22,244	21,110	35,111	37,462	37,291	34,697	53,188	58,522	59,535	55,807
35-44	14,914	17,557	19,224	20,482	22,410	25,064	26,061	27,479	37,324	42,621	45,285	47,961
45-54	13,186	13,235	13,815	15,313	18,295	18,501	18,386	19,741	31,481	31,736	32,201	35,054
55-64	14,180	14,318	13,708	12,816	20,888	19,429	17,982	16,874	35,068	33,747	31,690	29,690
65-74	7,979	10,582	11,611	12,840	15,465	17,224	17,206	17,698	23,444	27,806	28,817	30,538
75+	4,339	6,049	6,268	7,338	12,284	14,709	13,852	14,053	16,623	20,758	20,120	21,391
Total	115,153	123,129	130,245	133,762	191,983	188,218	188,700	185,519	307,136	311,347	318,945	319,281

Source: Ontario Ministry of Revenue, Property Assessment Files

Population Change by Age Cohort, 1985 to 1994

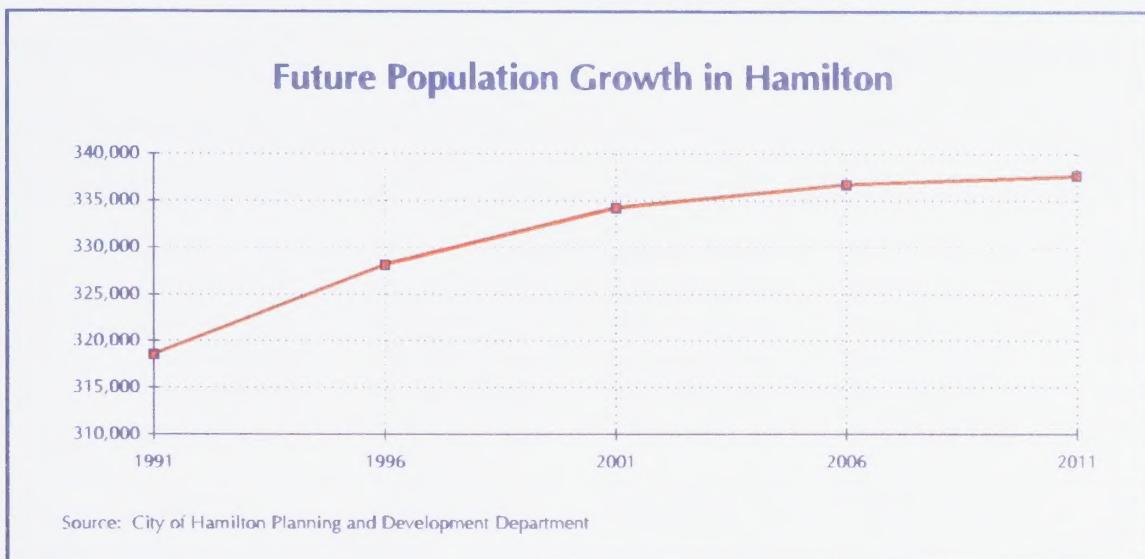


Source: Ontario Ministry of Revenue, Property Assessment Files

In as short as a nine year period, there have been marked changes in the population characteristics of Hamilton residents. Of particular note is the growth in the number of people in the 65-74 and 75+ years age cohorts. Moreover, in 1994 compared to 1985 there were close to 14,000 fewer Hamilton residents in the 15-24 years age cohort. The large growth in the 35-44 years age cohort is the "baby boom" generation moving through their lifecycle.



Population Projections



Future Population Growth by Age Cohort

Age Cohort	1991 (Actual)	1996	2001	2006	2011
0-14	58,875	64,115	64,793	60,621	53,135
15-24	44,895	37,590	37,469	40,573	44,540
25-34	60,050	56,672	44,623	37,400	37,310
35-44	44,855	52,020	59,542	56,252	44,330
45-54	31,935	37,496	44,087	51,284	58,852
55-64	31,870	29,533	30,332	35,855	42,425
65+	46,025	50,702	53,341	54,705	57,076
Total	318,505	328,128	334,277	336,690	337,668

Source: City of Hamilton Planning and Development Department

The population of the City is projected to increase by 1,500 people annually in the period 1991 to 2001; however, by the early part of the next century, the rate of population growth will not be as great as experienced in the 1991-2001 time period. Future population growth will be predominantly in the older age groups, notably the 55-64 and 65+ years age cohorts. This reflects the "baby boom" generation growing older.



HOUSEHOLD TRENDS AND CHARACTERISTICS

Historical Household Growth

Age of Household Maintainer (Years)	1971	1976	1981	1986	1991
15-24	7,170	9,585	9,435	7,410	6,535
25-34	18,095	23,115	25,370	25,535	28,310
35-44	18,685	17,780	18,220	20,955	24,550
45-54	18,800	20,620	19,180	17,500	17,995
55-64	15,135	16,355	18,810	20,220	18,330
65 and Over	16,800	19,775	22,865	25,435	29,470
Total	94,685	107,230	113,880	117,055	125,190

Source: Census of Canada

Change in Number of Households, 1986-1991



Source: Census of Canada

Over the time period 1971-1991, the number of households in Hamilton increased on an average annual basis by approximately 1,525. During the time period 1986-1991, there were large increases in the number of households with household maintainers aged 25-34, 35-44 and 65 years and over.

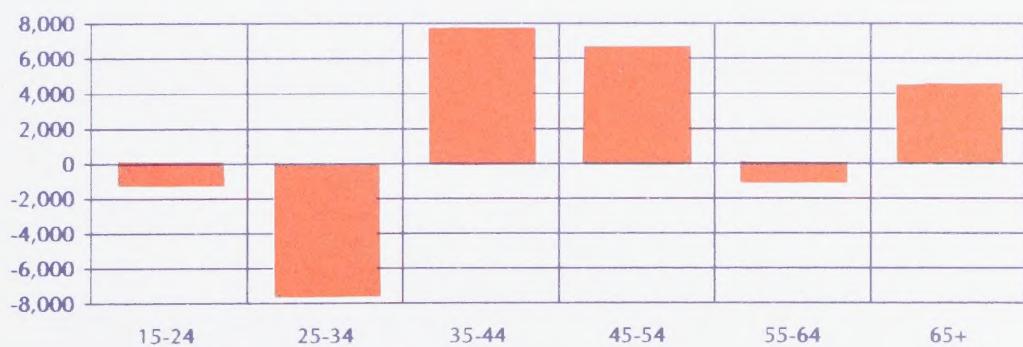


Future Household Growth

Age of Household Maintainer (Years)	1991 (Actual)	1996	2001	2006	2011
15-24	6,535	5,420	5,403	5,851	6,423
25-34	28,310	26,471	20,843	17,470	17,428
35-44	24,550	28,210	32,290	30,505	24,040
45-54	17,995	20,934	24,614	28,632	32,857
55-64	18,330	16,828	17,283	20,430	24,174
65 and Over	29,470	32,165	33,897	34,705	36,209
Total	125,190	130,030	134,330	137,593	141,131

Source: City of Hamilton Planning and Development Department

Projected Change in Number of Households, 1991-2001



Source: City of Hamilton Planning and Development Department

Household growth in Hamilton over the time period 1991-2011 is projected to number approximately 800 households on an average annual basis. Over the time period 1991-2001, household growth will be strong in the 35-44, 45-54 and 65 years and over age cohorts.



HOUSING MARKET TRENDS AND CHARACTERISTICS

Dwelling Type and Tenure

1991 Dwelling Type	HAMILTON MOUNTAIN			LOWER CITY			CITY OF HAMILTON		
	Owner	Tenant	Total	Owner	Tenant	Total	Owner	Tenant	Total
Single-Detached	28,135	1,620	29,755	30,525	4,385	34,910	58,660	6,005	64,665
Semi-Detached	1,730	275	2,005	1,840	955	2,795	3,570	1,230	4,800
Row/Townhouse	1,915	3,935	5,850	1,385	2,090	3,475	3,300	6,025	9,325
Duplex	110	225	335	935	2,970	3,905	1,045	3,195	4,240
High-Rise Apt.	185	5,475	5,660	1,180	21,375	22,555	1,365	26,850	28,215
Low-Rise Apt.	160	2,500	2,660	955	9,685	10,640	1,115	12,185	13,300
Other	50	45	95	185	385	570	235	430	665
Total	32,285	14,075	46,360	37,005	41,845	78,850	69,290	55,920	125,210

Source: Census of Canada

The predominant residential dwelling type is single-detached, comprising one-half of dwelling units within the City. Almost two-thirds of the dwellings on the Hamilton Mountain are single-detached (64.2 percent) whereas in the Lower City, the dwelling types are almost equally distributed between single-detached (44.3 percent) and high-rise and low-rise apartments (42.1 percent).

YEAR	SINGLE-DETACHED	SEMI-DETACHED	DUPLEXES*	ROW / TOWNHOUSE	APARTMENTS and OTHER	TOTAL
1971	53,840 (56.9%)	3,345 (3.4%)	5,940 (6.3%)	3,695 (3.9%)	27,775 (29.4%)	94,590 (100.0%)
1976	55,055 (51.3%)	4,155 (3.8%)	5,305 (4.9%)	5,100 (4.8%)	37,630 (35.2%)	107,240 (100.0%)
1981	58,700 (51.9%)	5,072 (4.4%)	4,404 (3.9%)	6,469 (5.7%)	38,690 (34.1%)	113,335 (100.0%)
1986	61,735 (52.7%)	4,593 (3.9%)	2,819 (2.4%)	7,741 (6.6%)	40,162 (34.3%)	117,050 (100.0%)
1991	64,665 (51.7%)	4,800 (3.8%)	4,240 (3.8%)	9,325 (7.5%)	42,180 (33.7%)	125,210 (100.0%)

Source: Census of Canada

* The drop in the number of duplexes between 1981 and 1986 results from a change in methodology used by Statistics Canada to determine dwelling type.



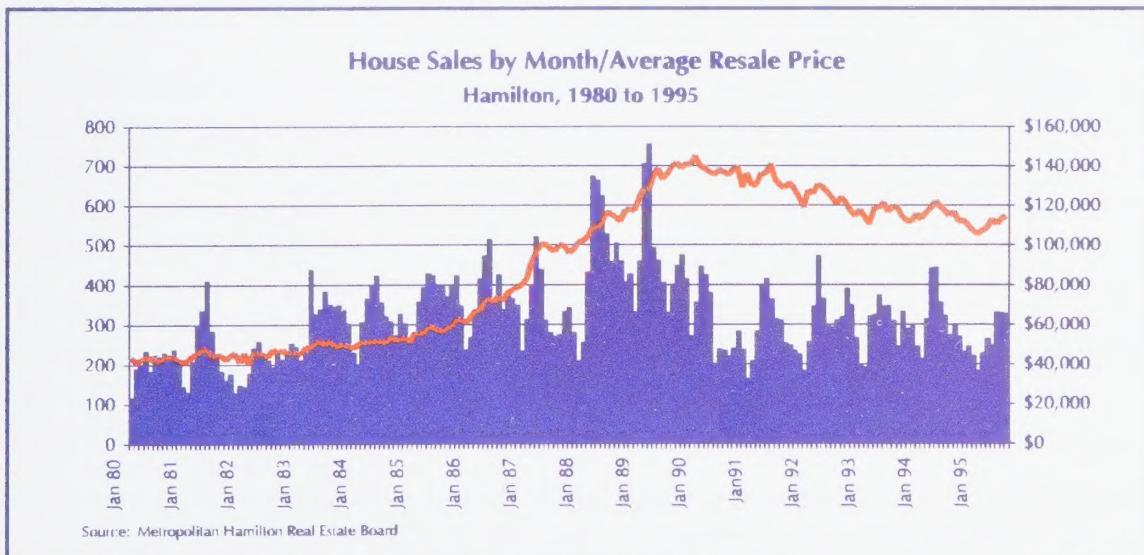
Housing Starts

Over the period 1985 to 1990, there was a steady increase in housing starts, with a small downturn occurring in 1988. The start of the recent economic recession is apparent by the decline in the number of starts in the early part of the 1990's.

YEAR	SINGLE-DETACHED	SEMI-DETACHED	ROW / TOWNHOUSE	APARTMENTS	TOTAL
1982	280	6	342	120	748
1983	496	4	225	446	1,171
1984	541	10	14	86	651
1985	640	1	188	179	1,008
1986	992	6	90	166	1,254
1987	927	8	763	198	1,896
1988	832	18	114	212	1,176
1989	1,024	14	436	191	1,665
1990	672	8	498	324	1,502
1991	264	4	538	165	971
1992	387	2	254	181	824
1993	397	4	257	4	662
1994	447	0	54	240	741

Source: Canada Mortgage and Housing Corporation (CMHC)

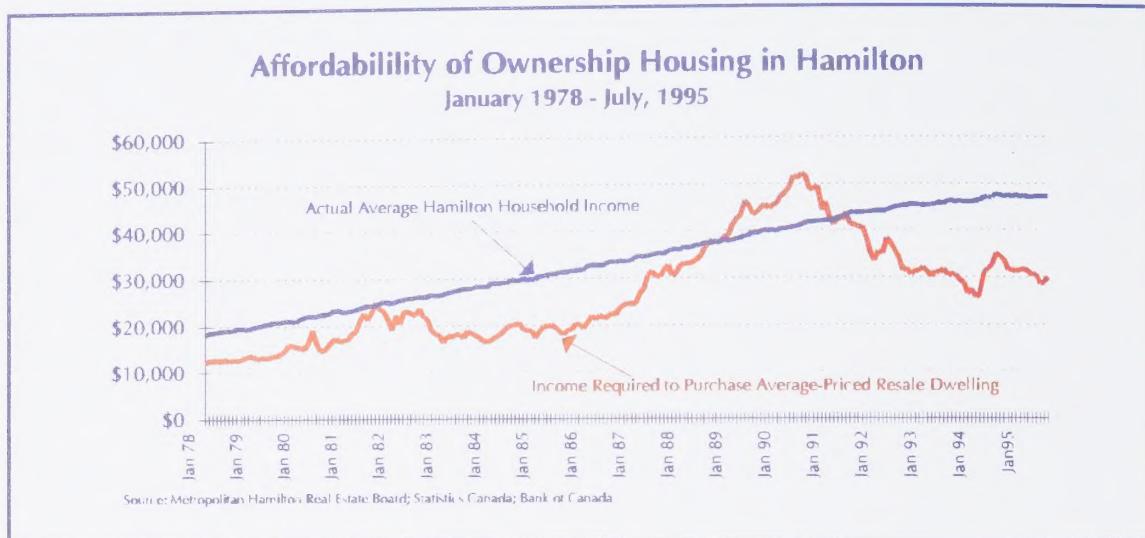
Average Resale Price / Home Sales



The above chart plots monthly house sales and average resale house prices since 1980 in Hamilton. Since the market peak of \$145,296 in January, 1990, average resale house prices have declined gradually to a level of \$114,450 in July, 1995.

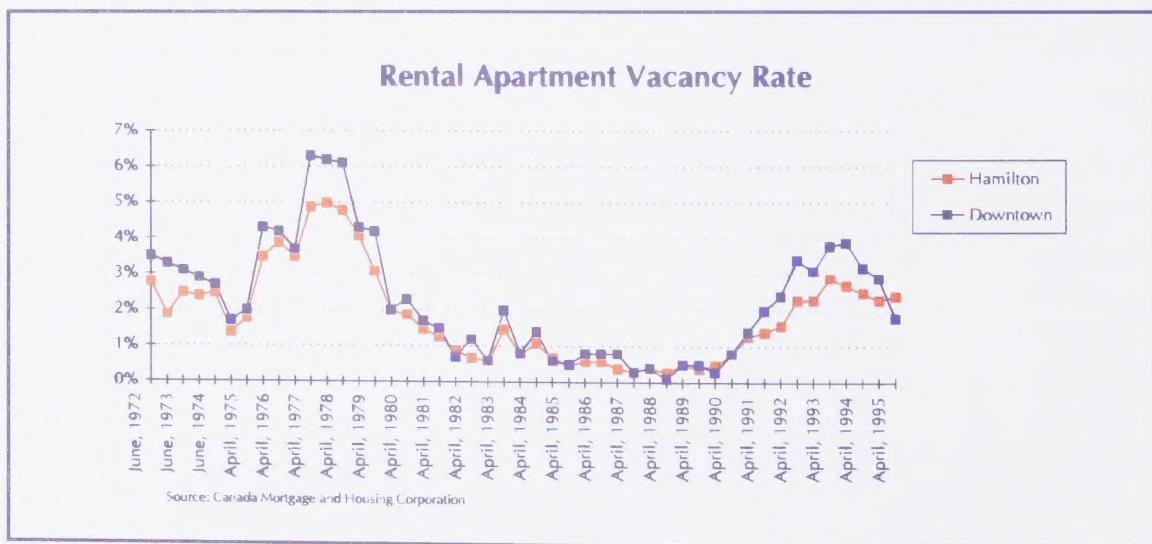


Ownership Housing Affordability



Ownership housing in Hamilton became "unaffordable" to households in the late 1980's. Since that time, ownership housing has become more "affordable" to households as evidenced by the large positive gap between actual household income and income required to purchase an average-priced resale dwelling.

Vacancy Rates



The rental apartment vacancy rate for units in buildings with six or more units has varied considerably in Hamilton and the downtown over the past two decades. Buoyed by private sector initiatives, vacancy rates were at their highest in the 1970's. Significant economic growth and strong household formation in the younger age cohorts heightened the demand for rental housing in the 1980's and vacancy rates declined to slightly above zero. As of April, 1995, the vacancy rate for Hamilton as a whole was recorded at 2.4% while in the downtown the vacancy rate was recorded at 1.9%.



Residential Land Supply, May, 1995

Dwelling Type	Plans of Subdivision				No Plan	Total
	Registered	Draft Approved	Pending			
<u>Single-Detached</u>						
Units	903	1,792	798		3,705	7,198
Hectares	49.9	102.7	43.8		211.4	407.8
<u>Semi-Detached</u>						
Units	0	62	0		23	85
Hectares	0.0	2.6	0.0		1.1	3.7
<u>Row / Townhouse</u>						
Units	197	543	908		1,059	2,707
Hectares	4.3	15.3	12.3		28.2	60.1
<u>Apartment</u>						
Units	148	992	1,304		1,707	4,151
Hectares	1.6	7.4	8.5		17.3	34.8
<u>Total</u>						
Units	1,248	3,389	3,010		6,494	14,141
Hectares	55.8	128.0	64.6		258.0	506.4

Source: Hamilton-Wentworth Planning and Development Department

Based on recent housing completion's data (average annual 1987-1994) there is approximately an 11-year supply of vacant single-detached land in Hamilton and a 7.5-year supply of vacant row/townhouse land.

Future Residential Development

Over the next 5 years, the majority of new residential development will take place in the area south of Mohawk Road on the Hamilton Mountain. Based on the number of vacant parcels of land, the development potential by number of units and acres is as follows:

YEAR	SINGLE & SEMI DETACHED	ROW / TOWNHOUSES	APARTMENTS	TOTAL
1995-1997 (short term)	2,757 units (303 ac.)	959 units (65 ac.)	115 units (3 ac.)	3,831 units (37 ac.)
1998-2000 (medium term)	625 units (84 ac.)	113 units (9 ac.)	0 units (0 ac.)	738 units (93 ac.)

Source: City of Hamilton Planning and Development Department



ECONOMIC AND EMPLOYMENT INDICATORS

Building Permits

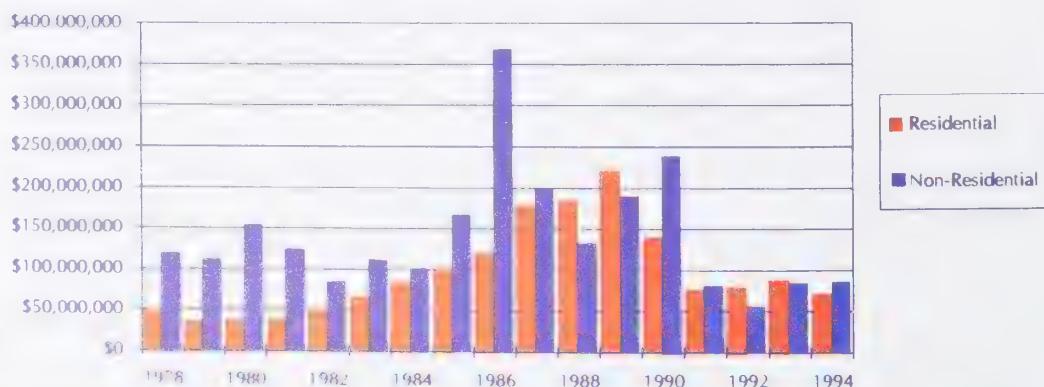
Year	Residential	Industrial	Commercial	Institutional / Government	Total
1978	\$22,500,736	\$22,249,567	\$30,273,567	\$8,834,117	\$83,857,987
1979	\$17,425,522	\$15,869,567	\$34,670,021	\$12,174,137	\$80,139,247
1980	\$20,704,499	\$41,767,984	\$46,057,122	\$9,901,413	\$118,431,018
1981	\$23,417,712	\$29,083,511	\$15,225,145	\$43,363,526	\$111,089,894
1982	\$29,209,945	\$15,901,227	\$35,216,428	\$13,055,253	\$93,382,853
1983	\$41,656,827	\$10,745,283	\$56,397,752	\$16,298,844	\$125,098,706
1984	\$54,638,503	\$21,465,300	\$36,321,440	\$19,955,879	\$132,381,122
1985	\$66,137,472	\$101,621,227	\$20,468,901	\$12,125,780	\$200,353,380
1986	\$86,199,997	\$172,111,159	\$45,724,215	\$83,113,414	\$387,148,785
1987	\$139,731,378	\$65,026,726	\$71,333,360	\$33,433,497	\$309,524,961
1988	\$155,235,069	\$25,702,840	\$48,912,952	\$44,428,484	\$274,279,345
1989	\$199,885,554	\$25,229,865	\$92,668,261	\$60,624,830	\$378,408,510
1990	\$126,782,178	\$71,289,807	\$74,347,764	\$86,981,735	\$359,401,484
1991	\$71,624,328	\$13,175,943	\$30,744,258	\$32,117,919	\$147,662,448
1992	\$75,641,898	\$4,141,935	\$29,983,229	\$19,065,230	\$128,832,292
1993	\$86,713,603	\$3,664,167	\$34,828,531	\$42,936,302	\$168,142,603
1994	\$72,909,599	\$40,667,376	\$26,111,005	\$18,330,311	\$158,018,291

Source: Building Department, City of Hamilton

As shown in current and constant dollars, building permit values were significantly higher in the mid to late 1980's than has been recorded in recent years. Underpinning the boom in the 1980's was expansion of both Hamilton General and McMaster Hospitals in 1986; Stelco and Dofasco initiatives in 1986 and 1987; and the residential building boom in 1987, 1988 and 1989.

Value of Building Permits Issued, Hamilton

Constant 1994 Dollars





Downtown Office Market

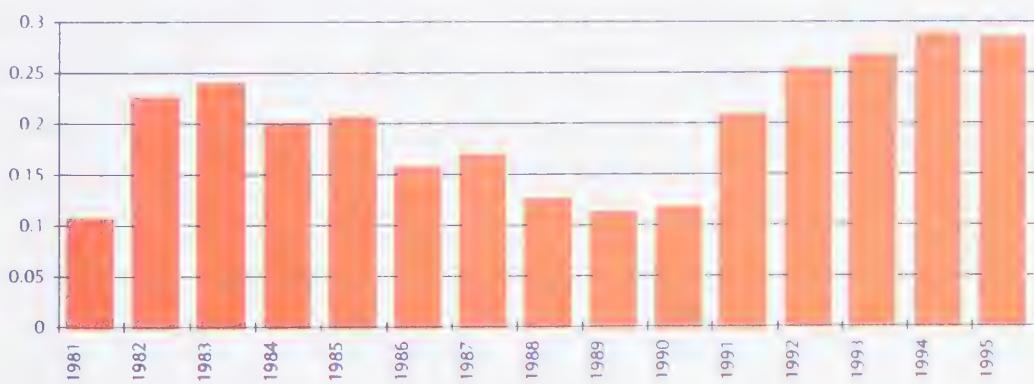
Year	Total Area *	Occupied	Vacant	Vacancy Rate	Annual Absorption **
1981	1,423,364	1,272,406	150,958	10.6%	NA
1982	1,966,703	1,522,479	444,224	22.6%	250,073
1983	1,961,403	1,489,833	471,570	24.0%	-32,646
1984	1,985,597	1,592,910	392,687	19.8%	103,077
1985	1,947,782	1,546,781	401,001	20.6%	-46,129
1986	1,963,255	1,653,483	309,772	15.8%	106,702
1987	2,130,332	1,772,540	357,792	16.8%	119,057
1988	2,047,445	1,792,011	255,434	12.5%	19,471
1989	2,056,005	1,824,165	231,860	11.3%	32,154
1990	2,056,025	1,817,766	238,256	11.6%	-6,399
1991	2,246,301	1,779,443	466,858	20.8%	-38,323
1992	2,270,741	1,696,530	574,211	25.3%	-82,914
1993	2,264,701	1,660,906	603,795	26.7%	-35,624
1994	2,256,711	1,605,639	651,072	28.9%	-55,267
1995	2,261,215	1,620,035	641,180	28.4%	14,396

Source: David H. Blanchard Property Corporation

* Gross leasable floor area in square feet

** Change in occupied space from previous year

Downtown Office Vacancy Rate



Source: David H. Blanchard Property Corporation

The downtown office vacancy rate increased over the period 1989-1995 to a 1995 level of 28.4 percent. The increase in the office vacancy rate in Hamilton can be attributed to slower economic growth and an increase in the overall supply of the downtown office space. Over the period 1989-1995, total occupied space declined by 204,130 square feet (-11.2 percent) while the total available office space over the period 1989-1995 increased by 205,210 square feet (10.0 percent).



Port of Hamilton

	Tonnages			Vessel Arrivals		
	Great Lakes	Overseas	Total	Great Lakes	Overseas	Total
1985	9,778,844	568,488	10,349,317	462	98	560
1986	9,941,941	838,921	10,782,848	501	125	626
1987	9,967,029	1,158,773	11,127,789	683	137	820
1988	11,428,987	1,598,294	13,029,269	719	159	878
1989	10,972,090	1,478,134	12,452,213	635	137	772
1990	10,722,009	1,255,738	11,979,737	645	131	776
1991	10,419,330	963,720	11,385,041	529	107	636
1992	11,801,328	1,090,099	12,893,419	578	116	694
1993	11,007,667	1,398,451	12,408,111	618	130	748
1994	10,864,144	1,837,488	12,703,626	523	173	696

Source: The Hamilton Harbour Commissioners

The Port of Hamilton had its busiest year in 1988 and has continued to experience significant activity. The steel manufacturers in Hamilton account for a sizable proportion of both tonnage and vessels arrivals. In recent years there has been a diversification of port activity encompassing dry-bulk (eg. soya beans, canola seeds, wheat) and liquid-bulk (eg. molasses, petroleum products, food oils) materials.

Shopping Centres in Hamilton

Shopping centres total almost 7.5 million square feet of retail space in Hamilton. Limeridge Mall accounts for approximately 800,000 square feet and Jackson Square and Centre Mall each account for slightly less than 800,000 square feet.

Since 1981, the focus of new shopping centre development activity has been on the Hamilton Mountain, which is a reflection of recent population growth trends.

Over one-half (57.4 percent) of all shopping centres in Hamilton were constructed after 1975 with 45 shopping centres being constructed in the 1986-1990 time period alone totaling over 1,000,000 square feet of retail space.

	Lower City	Hamilton Mountain	Total Hamilton
Distribution By Size:			
Over 500,000 sq. ft.	3	1	4
100,000-500,000 sq. ft.	4	7	11
50,000-99,999 sq. ft.	3	12	15
20,000-49,999 sq. ft.	12	18	30
10,000-19,999 sq. ft.	19	23	42
Under 10,000 sq. ft.	18	28	46
Total	59	89	148
By Year of Construction:			
1991 and After	0	4	4
1986-1990	16	29	45
1981-1985	11	4	15
1976-1980	10	11	21
1971-1975	12	11	23
1966-1970	2	6	8
1961-1965	4	6	10
1956-1960	2	12	14
1955 and Before	2	6	8
Total	59	89	148
Total Retail Space (sq. ft.)			
By Year of Construction:			
1991 and After	0	291,448	291,448
1986-1990	302,473	832,228	1,134,701
1981-1985	186,855	919,495	1,106,350
1976-1980	270,536	316,036	586,572
1971-1975	1,693,355	385,815	2,079,170
1966-1970	250,108	176,653	426,761
1961-1965	149,474	175,366	324,840
1956-1960	27,446	579,638	607,084
1955 and Before	814,238	64,034	878,272
Total	3,694,485	3,740,713	7,435,198

Source: City of Hamilton Shopping Centre Inventory (August, 1994)



Employment by Job Type

As shown over the 1971-1991 time period in the table below, the types of jobs available in the City of Hamilton has undergone a transformation. Jobs in the "Manufacturing" and "Construction" industries have declined while the "Community, Business and Personal Services" industries have increased significantly.

Although Hamilton remains an important manufacturing centre in Ontario, the proportion of manufacturing jobs located in Hamilton compared to Ontario has declined from 7.3 percent in 1971 to 4.5 percent in 1991.

Type of Employment Jobs in Hamilton and Ontario By Industry									
Industry Type	Hamilton				Ontario				Change 1971-91
	1971	1981	1991	Change 1971-91	1971	1981	1991	Change 1971-91	
Primary Manufacturing	445	490	775	330	173,065	192,895	182,100	9,035	
Construction	58,925	63,030	39,300	-19,625	804,910	1,004,640	864,440	59,530	
Transportation, Storage, Communication and Utilities	9,510	8,795	7,150	-2,360	197,185	231,940	311,085	113,900	
Trade	7,735	9,345	7,840	105	216,425	308,660	361,930	145,505	
Finance, Insurance and Real Estate	21,645	25,110	26,515	4,870	489,530	712,260	884,030	394,500	
Community, Business and Personal Services	6,540	7,970	9,430	2,890	152,920	254,085	342,670	189,750	
Public Administration and Defence	35,665	49,210	60,760	25,095	770,820	1,216,510	1,795,510	1,024,690	
Other	4,940	6,125	9,270	4,330	240,750	297,620	427,595	186,845	
All Industries	1,100	N/A	N/A	N/A	30,780	N/A	N/A	N/A	
	146,505	170,075	161,040	14,535	3,076,385	4,218,610	5,169,360	2,092,975	

Source: Census of Canada

Unemployment Rate

The unemployment rate for the Hamilton Census Metropolitan Area reflects the state of the local economy. The unemployment rate reached a high in the 1982 recession of 12.1 percent and a low of 5.5 percent during the late 1980's.

Year (Annual Average)	Population 15 Years +	Labour Force			Not in the Labour Force	Unemployment Rate	Participation Rate
		Employed	Unemployed	Total			
1980	401,667	250,667	17,250	268,000	134,167	6.4%	66.7%
1981	412,250	254,417	17,667	271,917	140,167	6.5%	66.0%
1982	421,167	246,167	32,917	279,083	141,917	11.8%	66.3%
1983	434,083	245,917	33,833	279,417	154,333	12.1%	64.4%
1984	437,417	263,667	28,250	292,083	145,250	9.7%	66.8%
1985	441,250	261,500	25,250	286,833	154,167	8.8%	65.0%
1986	444,667	280,417	20,667	300,917	143,583	6.9%	67.7%
1987	450,917	295,417	19,667	315,167	135,667	6.2%	69.9%
1988	458,667	303,833	18,583	322,333	136,417	5.8%	70.3%
1989	467,677	312,250	16,917	329,083	138,500	5.1%	70.4%
1990	474,000	316,417	21,000	337,583	136,417	6.2%	71.2%
1991	480,583	296,250	32,000	328,250	152,167	9.7%	68.3%
1992	488,500	290,667	34,583	325,167	163,000	10.6%	66.6%
1993	497,750	289,250	37,667	327,000	170,833	11.5%	65.7%
1994	506,100	311,200	27,900	339,100	166,900	8.2%	67.0%

Source: Statistics Canada, Labour Force Survey, Cat #71-001

Note: The Hamilton CMA includes the municipalities comprising the Region of Hamilton-Wentworth, Burlington and Grimsby

Note: Totals may not add due to Statistics Canada rounding techniques



The table below shows the unemployment rate as at June, 1991 according to the Census. Residents of the Hamilton Mountain tend to have a lower unemployment rate than residents of the Lower City.

Sex and Age	Hamilton Mountain	Lower City	City of Hamilton
Both Sexes, 15 Years +	9.6%	12.6%	10.9%
Males, 15 Years +	9.5%	14.1%	12.2%
Females, 15 Years +	7.6%	10.9%	9.5%
Both Sexes, 15-24 Years +	14.3%	18.5%	16.8%
Males, 15-24 Years +	18.6%	22.2%	20.7%
Females, 15-24 Years +	10.2%	15.4%	13.3%
Both Sexes, 25 Years +	7.2%	11.2%	9.5%
Males, 25 Years +	7.6%	12.3%	10.4%
Females, 25 Years +	6.8%	9.8%	8.5%

Source: 1991 Census of Canada

Income 1991(\$1990)

	Hamilton Mountain	Lower City	City of Hamilton
<u>Average Employment Income:</u>			
Males, Worked Full-Time and Full Year	\$38,195	\$34,603	\$36,144
Females, Worked Full-Time and Full Year	\$25,841	\$24,517	\$25,092
<u>Average Total Income:</u>			
Males, 15 Years + with Income	\$30,190	\$26,406	\$27,870
Females, 15 Years + with Income	\$17,363	\$16,391	\$16,788
Average Household Income	\$47,993	\$37,276	\$41,232

Source: 1991 Census of Canada

Income Range	Hamilton Mountain		Lower City		City of Hamilton	
	Number	Percent	Number	Percent	Number	Percent
Under \$10,000	2,110	4.6%	7,770	9.9%	9,880	7.9%
\$10,000-\$14,999	3,485	7.5%	10,220	13.0%	13,705	11.0%
\$15,000-\$19,999	2,785	6.0%	6,885	8.7%	9,670	7.7%
\$20,000-\$29,999	5,890	12.7%	12,805	16.3%	18,695	15.0%
\$30,000-\$39,999	5,725	12.4%	11,455	14.6%	17,180	13.8%
\$40,000-\$49,999	6,440	13.9%	9,355	11.9%	15,795	12.6%
\$50,000-\$59,999	5,830	12.6%	7,075	9.0%	12,905	10.3%
\$60,000-\$69,999	4,885	10.6%	4,910	6.2%	9,795	7.8%
\$70,000 and Over	9,100	19.7%	8,220	10.4%	17,320	13.9%
Total	46,250	100.0%	78,695	100.0%	124,945	100.0%

Source: 1991 Census of Canada

Average household income for Hamilton Mountain households was 28.8 percent higher than the average household income for Lower City households. The average household income for all households in the Region of Hamilton-Wentworth was recorded at \$46,415 in 1991 (\$1990).



Commuting Patterns

WORK COMMUTING PATTERNS OF HAMILTON RESIDENTS					
Commuting To...	1981	1981	1991	1991	1981-91
	No.	Percent	No.	Percent	Change
Hamilton	118,535	82.6%	108,350	74.6%	-10,185
Burlington	7,095	4.9%	11,070	7.6%	3,975
Stoney Creek	6,165	4.3%	6,465	4.5%	300
Oakville	1,670	1.2%	3,540	2.4%	1,870
Toronto	1,205	0.8%	3,005	2.1%	1,800
Mississauga	945	0.7%	2,875	2.0%	1,930
Dundas	1,685	1.2%	2,120	1.5%	435
Ancaster	675	0.5%	1,430	1.0%	755
Etobicoke	255	0.2%	675	0.5%	420
Flamborough	605	0.4%	625	0.4%	20
Brantford	395	0.3%	625	0.4%	230
Glanbrook	325	0.2%	570	0.4%	245
Milton	280	0.2%	480	0.3%	200
North York	320	0.2%	465	0.3%	145
Brampton	100	0.1%	255	0.2%	155
Grimsby	230	0.2%	255	0.2%	25
Cambridge	115	0.1%	220	0.2%	105
Haldimand	130	0.1%	210	0.1%	80
Guelph	115	0.1%	175	0.1%	60
St. Catharines	215	0.1%	150	0.1%	-65
Nanticoke	420	0.3%	95	0.1%	-325
Other	1,985	1.4%	1,555	1.1%	-430
Total	143,465	100.0%	145,210	100.0%	1,745

Source: Census of Canada

The vast majority of Hamiltonians work in Hamilton but an increasing proportion commute to other municipalities. In 1981, 82.6 percent of Hamilton residents worked in Hamilton; by 1991 this proportion had declined slightly to 74.6 percent. Over the 1981-1991 time period there has been an increase in the number of Hamilton residents commuting to work in Burlington, Mississauga, Oakville and Toronto.

As well, the number of Hamilton residents commuting to work locations outside the City of Hamilton but still within the Region of Hamilton-Wentworth increased from 9,455 in 1981 to 11,210 in 1991.



COMMUTING PATTERNS OF PEOPLE WORKING IN HAMILTON

Commuting From...	1981	1981	1991	1991	1981-91
	No.	Percent	No.	Percent	Change
Hamilton	118,535	69.7%	108,350	65.2%	-10,185
Stoney Creek	10,875	6.4%	13,635	8.2%	2,760
Burlington	11,965	7.0%	8,575	5.2%	-3,390
Ancaster	3,940	2.3%	5,610	3.4%	1,670
Dundas	4,730	2.8%	5,015	3.0%	285
Flamborough	3,655	2.1%	3,615	2.2%	-40
Haldimand	2,140	1.3%	3,220	1.9%	1,080
Grimsby	2,370	1.4%	2,915	1.8%	545
Glanbrook	2,785	1.6%	2,410	1.5%	-375
Brantford	865	0.5%	1,850	1.1%	985
St. Catharines	1,150	0.7%	1,490	0.9%	340
West Lincoln	960	0.6%	1,165	0.7%	205
Oakville	700	0.4%	1,030	0.6%	330
Lincoln	560	0.3%	980	0.6%	420
Mississauga	570	0.3%	725	0.4%	155
Dunnville	280	0.2%	640	0.4%	360
Nanticoke	230	0.1%	495	0.3%	265
Toronto	305	0.2%	330	0.2%	25
Niagara Falls	160	0.1%	295	0.2%	135
Guelph	190	0.1%	270	0.2%	80
North York	185	0.1%	220	0.1%	35
Cambridge	210	0.1%	210	0.1%	0
Etobicoke	190	0.1%	190	0.1%	0
Milton	165	0.1%	175	0.1%	10
Brampton	45	0.0%	55	0.0%	10
Other	2,345	1.4%	2,660	1.6%	315
Total	170,105	100.0%	166,125	100.0%	-3,980

Source: Census of Canada

For people commuting to jobs in Hamilton in 1991, just under two-thirds (65.2 percent) were Hamilton residents. People commuting to Hamilton from Stoney-Creek, Burlington, Ancaster, Dundas and Flamborough accounted for 22.0 percent of the total.





